



4-1
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 22, 2005	CONTACT/PHONE Julie Eliason (805) 781-5029	APPLICANT Donna Grossnicklaus	FILE NO. TRACT 2629 SUB2004-00064
SUBJECT Request by Donna Grossnicklaus for a Vesting Tentative Tract Map to subdivide an existing 12.52-acre parcel into two parcels of 5.0 and 7.52 acres each for the purpose of sale and/or development. A single-family residence, barn, sheds, and associated improvements are located on proposed Parcel 1. A paved driveway and proposed 30 foot access easement are located on Parcel 2. The project will result in the estimated disturbance of 20,000 square feet. The division will not create any on site roads. The proposed project is within the Residential Rural land use category and is located at 1375 Nacimiento Lake Drive, approximately two miles northwest of the City of Paso Robles. The site is in the Adelaida (Rural) planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Tract 2629 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study finds that there is no substantial evidence that the project may have a significant effect on the environment, and that the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulation section 15000 et seq.) has been issued on August 11, 2005 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, public services/utilities, recreation, wastewater and water, and are included as conditions of approval.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 026-261-036	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Sec. 22.92.020 Adelaida Planning Area – Area-wide standards			
LAND USE ORDINANCE STANDARDS: Sec. 22.22.060 –Residential Rural Subdivision Design			
EXISTING USES: Single-family residence, barn, two sheds, access improvements			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural/single-family residence, fallow orchard <i>East:</i> Residential Rural; Vacant <i>South:</i> Residential Rural/single-family residence, vineyard <i>West:</i> Agriculture/Undeveloped			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, County Parks, CDF, Heritage Ranch Community Services District, Air Pollution Control District, Regional water Quality Control Board, California Department of Forestry, Cal Trans, County Addressing, Southern California Gas, Monterey Water Resources Agency	
TOPOGRAPHY: Nearly level to gently rolling	VEGETATION: Riparian vegetation, grasses, almond orchard, landscaped areas
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: California Department of Forestry	ACCEPTANCE DATE: September 15, 2004

ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 5 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	0-5 miles from the Paso Robles urban reserve line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the moderate fire hazard area	5 acres
Access	Located on a 40 foot right-of-way	5 acres
Slope	Average slope is between 0 and 15 %	5 acres

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

PLANNING AREA STANDARDS:

Section 22.92.020 Areawide Standards

Road design and construction: Road alignments proposed in new land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures. As conditioned, the project meets this standard. The access road will require a 40 foot easement and the cut slopes will be replanted with native, non-invasive plant species.

ENVIRONMENTAL DETERMINATION:

Aesthetics

The proposed site is located west of Nacimiento Lake Drive and currently consists of a single family residence, barn, two sheds, and associated site and access improvements. Nacimiento Lake Drive is an officially designated scenic highway recognized by the State and a County candidate for designation as a Scenic Corridor. The project site is visible from Nacimiento Lake Drive. The applicant has agreed to submit a color and materials board and landscape plan upon application for development. Structures shall be designed with colors compatible with the surrounding natural landscape and development shall be screened with native vegetation compatible with the surrounding area and vegetated drainage. Exterior lighting shall be shielded to minimize glare and effects on night skies.

Agricultural Resources

The proposed project is located in the Residential Rural land use category, and is dominated by a single family residence, associated structures, and an almond orchard. Surrounding agricultural uses include a dry-farmed vineyard to the southeast. The subject property and areas to the north, south, and east are designated Residential Rural. Remaining area west of the project is designated Agricultural. The project was referred to the Agricultural Commissioner's Office, who recommended the establishment of agricultural buffers on the project site (refer to Figure 4). In addition, the project will include a disclosure to potential future buyers of the surrounding agricultural operations.

Biological Resources

The proposed parcel property line is delineated by a vegetated drainage that connects to Mustard Creek, a tributary to the Salinas River. The vegetated drainage supports native trees and shrubs, and is culverted at the northern and southern property boundaries. A one hundred-foot setback from the center of the existing blue-line stream is required for all new structures, new grading, removal of existing riparian vegetation, and removal of native trees and shrubs for proposed Parcel 1 and Parcel 2. Maintenance of the existing creek crossings and access, replacement of existing structures, and maintenance of the existing agricultural use would be allowed within the setback.

AGENCY REVIEW:

Public Works- Recommended approval with stock conditions and road fees.

Environmental Health - Preliminary evidence of water and ability to serve by septic. Additional water well documentation will be required for each lot prior to map recordation. Recommend approval.

Ag Commissioner- Potential impacts to adjacent agricultural operations. Recommended 150 foot buffer from adjacent agriculturally zoned land and disclosure of county's Right to Farm ordinance.

County Parks - No comment

County Addressing - Two road names are required as conditions of approval.

CDF – Refer to the attached fire safety plan dated October 1, 2004.

Heritage Ranch Community Services District - No Comment

Regional Water Quality Control Board - No comment

California Department of Forestry - No comment

APCD - Concerned about cumulative effects from subdivisions in rural areas. Agency does not support project.

Cal Trans - No Comment

Monterey County Water Resources Agency -No comment

Southern California Gas - No Comment

LEGAL LOT STATUS:

The one existing lot was legally created by recorded map CO 00-236 at a time when that was a legal method of creating lots. CO 00-236 created four parcels. Since this subdivision further divides one of the parcels of CO 00-236, a tract map is required.

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 11, 2005 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, public services/utilities, recreation, wastewater, and water and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because no improvements are required.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of residential use.
- F. The site is physically suitable for the proposed density of the development proposed because the proposed parcels can adequately support a primary and secondary dwelling on each parcel.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because site disturbance, removal of riparian vegetation, removal of native trees and shrubs, and the location of future structures will occur outside a 100 foot buffer area from the on-site creek.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

EXHIBIT B

CONDITIONS OF APPROVAL FOR TRACT 2629

Approved Project

1. A Vesting Tentative Tract Map to subdivide an existing 12.52-acre parcel into two parcels of 5.0 and 7.52 acres each for the purpose of sale and/or development.

Access and Improvements

2. A private easement shall be assured for access to lots 1 and 2. The easement shall be a minimum of 40 feet wide. The applicant shall offer for dedication to the public, by certificate on the map or by separate document, the 30 foot or 60 foot private road easement as shown on the tentative parcel map to a 40 foot width.

Improvement Plans

3. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Design

4. **Prior to recordation of the final map**, a landscape plan shall be prepared to re-vegetate the cut areas from road construction and to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.
5. The landscape plan shall be installed or bonded for **prior to recordation of the final map**.
6. **Prior to recordation of the final map**, the applicant shall name the easement accessing both parcels from Lake Nacimiento Drive that is slightly north of the southern parcel boundary, and the easement along the southern parcel boundary of lot 1. The approved names shall be shown on the final Tract Map.

Fire Protection

7. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

8. **Prior to final map recordation**, the project shall; comply with the Fire Safety Plan from CDF dated October 1, 2004, including all access requirements.

Parks and Recreation (Quimby) Fees

9. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

10. **Prior to filing the final tract map**, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Mitigations

11. **Prior to recordation of the final map**, the applicant shall enter into an agreement with the County, in a form acceptable to the County Counsel, whereby the applicant agrees on behalf of herself and her successors in interest, to pay to the County a fee of three thousand seven hundred fifty three dollars (\$3,753.00) per residential unit plus an inflation adjustment based upon the Cal Trans Construction Cost Index rate per year, to be paid for each residential unit at the time of issuance of a building permit. The fees collected are to be used for any or all of the road or other improvements that are listed in the Oak Shores II Final Environmental Impact Report, prepared and circulated in 1984.
12. **Prior to recordation of the final map**, the applicant shall provide additional information, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock for future residential development.
13. **Prior to recordation of the map**, a well completion report, well pump test, and full water quality testing would be required for each well serving the proposed parcels.
14. **Prior to recordation of the final map**, the applicant shall pay all applicable G-14 road fees.

Additional Map Sheet

15. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. **Prior to issuance of grading and/or construction permit**, the applicant shall be required to enter into and record a covenant and agreement in a form approved by County Counsel, which discloses to prospective buyers of all parcels the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to dust, noise, odors, and agricultural chemicals and the County/s right to Farm Ordinance currently in effect at the time said deed(s) are recorded.
 - b. The applicant shall show the agricultural buffers described below and shown on Figure 4 onto the additional map sheet. Habitable structures shall not be permitted within the buffer areas. All subsequent building permits shall show these buffers, as applicable. At the time of application for construction permits, the applicant shall clearly delineate the agricultural buffer on the project plans.
 - 1) 130 feet from the western property line over lot 1.
 - 2) 150 feet from the southeastern property line on lot 2.
 - c. To protect riparian vegetation and prevent sedimentation of the drainage, a setback for all new buildings and structures of one hundred feet from the center of the existing blue-line stream is required for parcels 1 and 2. The following shall not occur within the established setbacks:
 - 1) Additional removal of native trees and shrubs,
 - 2) New grading,
 - 3) Construction activities,
 - 4) Removal of existing riparian vegetation,
 - 5) Expanded structures, and,
 - 6) New structures.The following shall be allowed within the established setbacks:
 - 7) Maintenance of the existing creek crossings and access,
 - 8) Replacement of existing structures,
 - 9) Maintenance of the existing agricultural use.
 - d. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

- e. **Prior to issuance of building permits**, the applicant shall submit a colors and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.
- f. **Prior to issuance of building permits**, a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.
- g. **Prior to final inspection**, the project shall comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize glare and effects on night skies. **At the time of application for construction permits**, the applicant shall provide details on any exterior lighting, if applicable. All lighting shall be shielded so that neither the lamp nor the related interior surface is visible from adjacent properties. Light hoods shall be dark colored.
- h. **Prior to issuance of grading and/or construction permit**, the applicant shall be required to enter into and record a covenant and agreement in a form approved by County Counsel, which discloses to prospective buyers of all parcels the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to dust, noise, odors, and agricultural chemicals and the County/s right to Farm Ordinance currently in effect at the time said deed(s) are recorded.
- i. **Prior to issuance of construction/grading permits**, the applicant shall provide evidence that leach lines are located at least 100 feet from any private well and at least 200 feet from any community/public well.

Covenants, Conditions and Restrictions

- 16. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. Maintenance of all local streets within the subdivision until acceptance by a public agency.
 - b. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
 - c. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
 - d. An agricultural buffer prohibiting residential structures, consisting of 130 feet from the western property line over lot 1, and 150 feet from the southeastern property line on lot 2, as shown on Figure 4. All subsequent building permits shall show

- these buffers, as applicable. At the time of application for construction permits, the applicant shall clearly delineate the agricultural buffer on the project plans.
- e. To protect riparian vegetation and prevent sedimentation of the drainage, a setback for all new buildings and structures of one hundred feet from the center of the existing blue-line stream is required for parcels 1 and 2. The following shall not occur within the established setbacks:
- 1) Additional removal of native trees and shrubs,
 - 2) New grading,
 - 3) Construction activities,
 - 4) Removal of existing riparian vegetation,
 - 5) Expanded structures, and,
 - 6) New structures.
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- 7) Maintenance of the existing creek crossings and access,
 - 8) Replacement of existing structures,
 - 9) Maintenance of the existing agricultural use.
- f. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
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- h. **Prior to issuance of building permits**, a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.
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- j. **Prior to issuance of construction/grading permits**, the applicant shall provide evidence that leach lines are located at least 100 feet from any private well and at least 200 feet from any community/public well.

Miscellaneous

17. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
18. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
19. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
 - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
 - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
 - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leach field, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions

- including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.
7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
 8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
 9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
 10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
 11. Required public utility easements shall be shown on the map.
 12. Approved street names shall be shown on the map.
 13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
 14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
 15. Any private easements on the property shall be shown on the map with recording data.
 16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
 17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
 18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
 19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

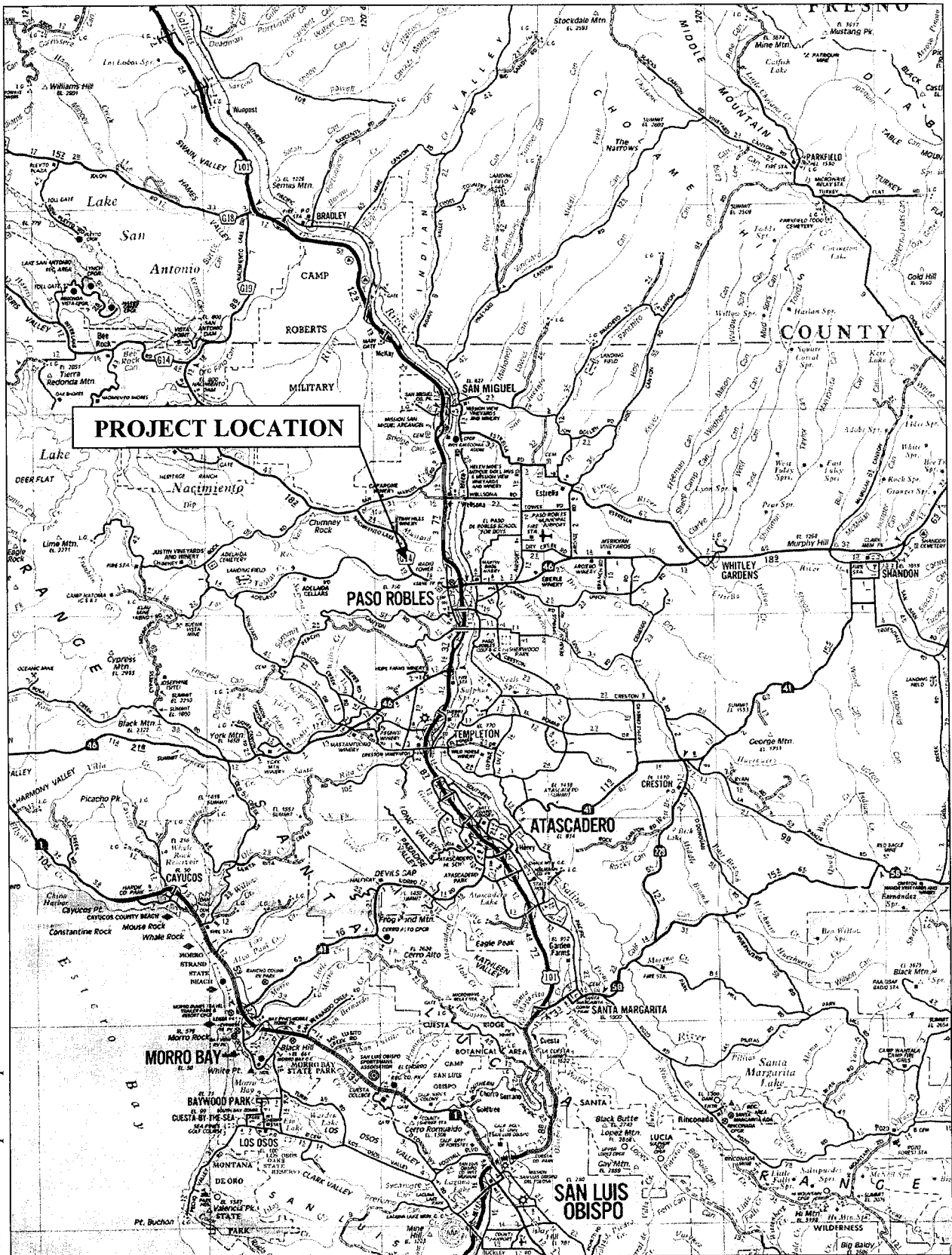
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USING INDIVIDUAL WELLS AND SEPTIC TANKS

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2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
 - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
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3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leach field, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions

including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
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Staff report prepared by Julie Eliason
and reviewed by Kami Griffin



Source: Compass Maps

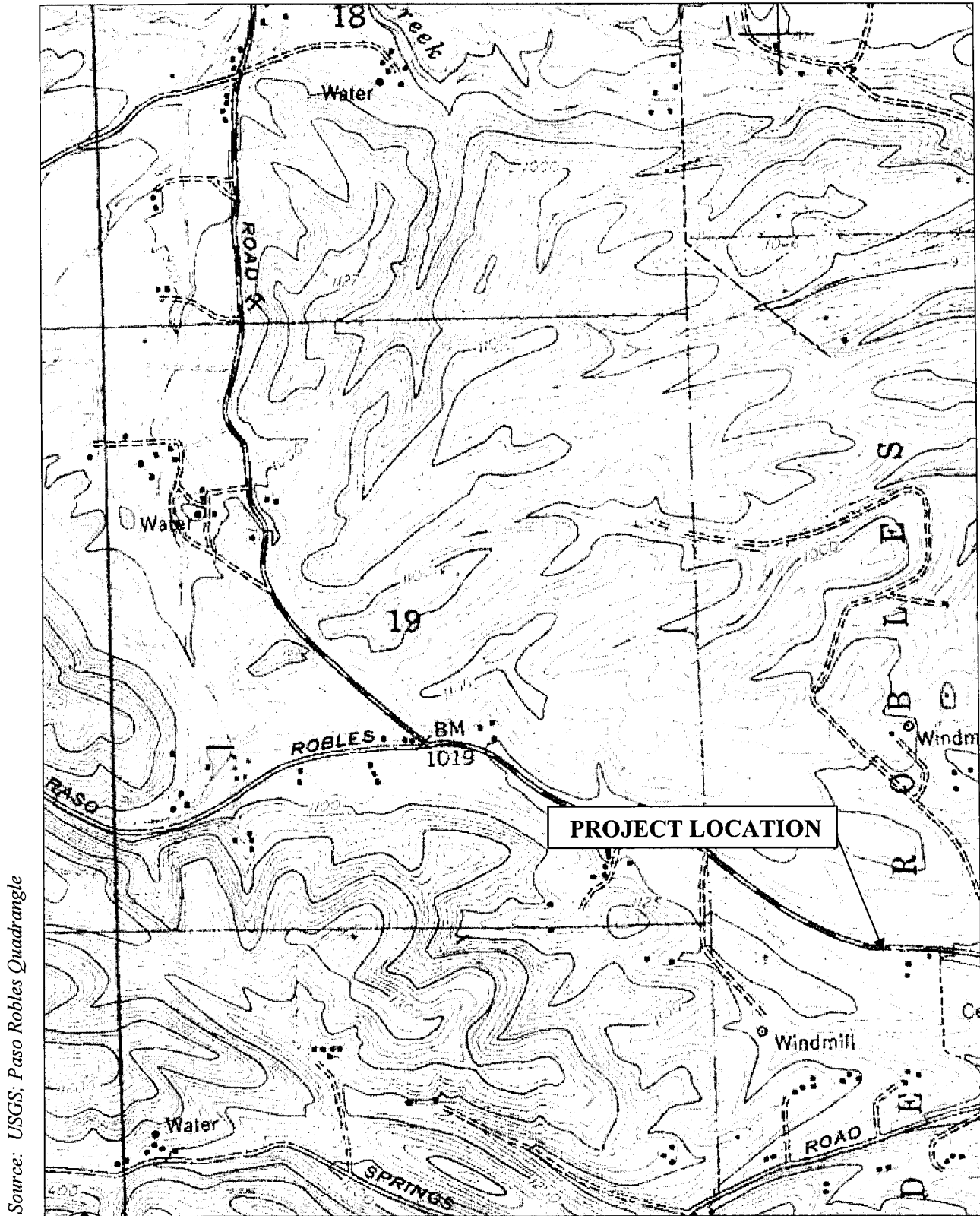


NORTH
Not to Scale

Morro Group, Inc.

VICINITY MAP
FIGURE 1

4-17



Source: USGS, Paso Robles Quadrangle



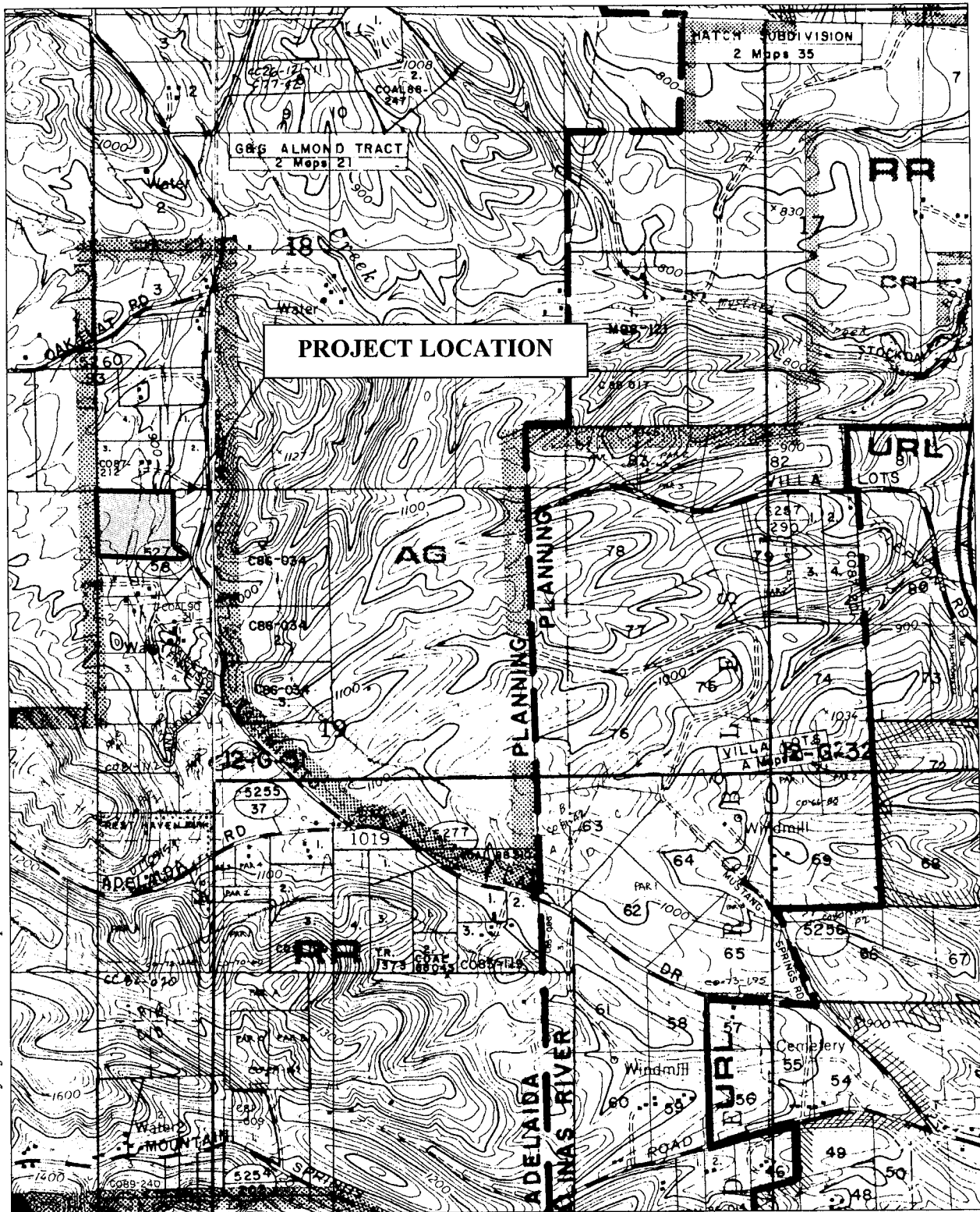
NORTH
Not to Scale

Morro Group, Inc.

USGS MAP
FIGURE 2

4-18

Source: County of San Luis Obispo



NORTH
Not to Scale

LAND USE CATEGORY MAP
FIGURE 3

4-19



EXHIBIT

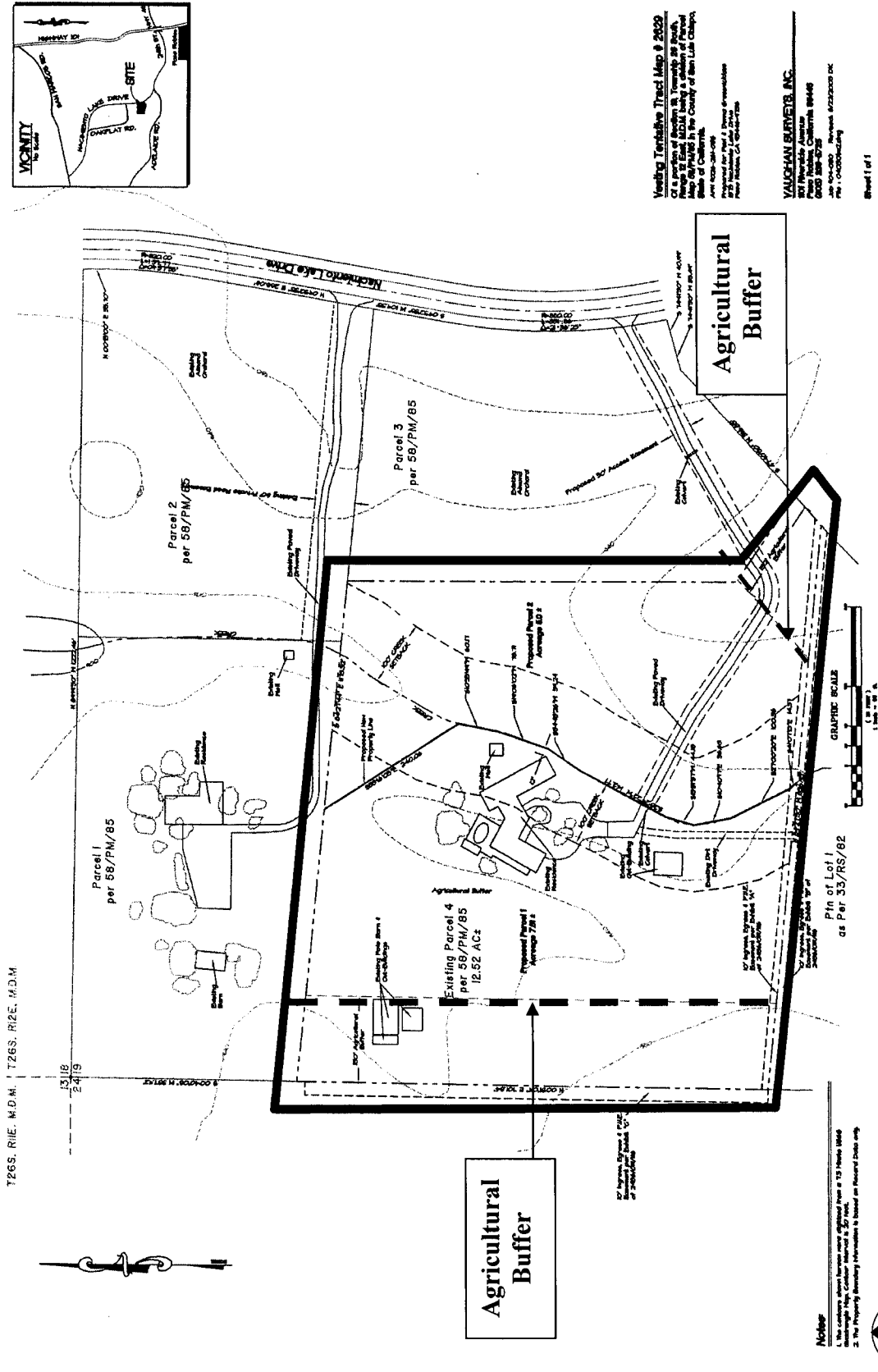
Aerial Map



PROJECT

Grossnicklaus Tract Map
SUB2004-00064 TR2629

4-20



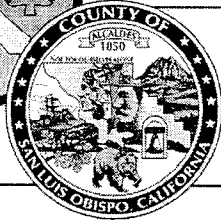
Source: Vaughn Surveys, Inc.



NORTH
Not to Scale

PARCEL MAP
FIGURE 4

Morro Group, Inc.



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JUE

RECEIVED
OCT 01 2004
Planning & Bldg

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

October 1, 2004

North County Team
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2004-00064 (Grossnicklaus)

Dear North County Team,

I have reviewed the referral for the parcel map plans for the proposed (5 acre and 7.52 acre) two parcel subdivision project located at 1375 Nacimiento Lake Drive, Paso Robles, CA. This project is located approximately 10 to 15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.

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- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Chad T. Zrelak

cc: Grossnicklaus
Vaughan Surveys, Inc.

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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (JJE)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-086

DATE: August 11, 2005

PROJECT/ENTITLEMENT: Grossnicklaus Tract Map; SUB2004-0064

APPLICANT NAME: Donna Grossnicklaus

ADDRESS: 1375 Nacimiento Lake Drive, Paso Robles, 93446

CONTACT PERSON: Vaughan Surveys, Inc.

Telephone: (805) 238-5725

PROPOSED USES/INTENT: Request by Donna Grossnicklaus for a Vesting Tentative Tract Map to subdivide an existing 12.52-acre parcel into two parcels of 5.0 and 7.52 acres each for the purpose of sale and/or development. A single-family residence, barn, sheds, and associated improvements are located on proposed Parcel 1. A paved driveway and proposed 30' access easement is located on Parcel 2. The project will result in the estimated disturbance of 20,000 square feet. The division will not create any on site roads.

LOCATION: The proposed project is within the Residential Rural land use category and is located at 1375 Nacimiento Lake Drive, approximately two miles northwest of the City of Paso Robles. The site is in the Adelaida (Rural) planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None applicable

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on August 25, 2005

30 Day PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☒ **Lead Agency**

☐ **Responsible Agency** approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Julie Eliason

Julie Eliason

August 2, 2005

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: _____

Date: July 14, 2004

County: San Luis Obispo

Project No. SUB2004-00064;
ED04-086

Project Title: Grossnicklaus Tract Map

Project Applicant

Name: Donna Grossnicklaus

Address: 1375 Nacimiento Lake Drive

City, State, Zip Code: Paso Robles, CA 93446

Telephone #: (805)238-0720

Please remit the following amount to the **County Clerk-Recorder:**

() Environmental Impact Report	\$	850.00
(X) Negative Declaration	\$	1250.00
() County Clerk's Fee	\$	<u>25.00</u>
Total amount due:		\$1,250.00

AMOUNT ENCLOSED: _____

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

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Notice of Completion & Environmental Document Transmittal

UPS mailing: State Clearinghouse, 1400 Tenth St., Sacramento, CA 95814 (916)445-0613

U.S. Postal mailing: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

SCH# _____

Project Title: Grossnicklaus Tract Map ED 04-086

Lead Agency: County of San Luis Obispo

Street Address: County Government Center, Rm 310

City: San Luis Obispo Zip: 93408-2040

Contact Person: Julie Eliason

Telephone: 805/781-5600

County: San Luis Obispo

Project Location

County: San Luis Obispo City/Nearest Community: City of Paso Robles

Cross Streets: Nacimiento Lake Drive and Oak Flat Road Zip Code: 93446 Total Acres: 12.52

Assessor's Parcel Number: 026-261-036 Section: NA Twp: NA Range: NA Base: NA

Within 2 miles: State Hwy. #: N/A Waterways: unnamed creek Airports: NA

Railways: NA Schools: Paso Robles Joint Unified School District.

Document Type

CEQA: ☐ NOP ☐ Supplement/Subsequent NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons EIR (Prior SCH No.) ☐ EA ☐ Final Document
☒ Neg Dec ☐ Other _____ ☐ Draft EIS ☐ Other _____
☐ Draft EIR ☐ FONSI

Local Action Type

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division(Subdivision,etc.) ☐ Other _____

Development Type

☒ Residential: Units 2 Acres 5, 7.52 ☐ Water Facilities Type: NA MGD: NA
☐ Office: Sq.ft. NA Acres NA Employees NA ☐ Transportation: Type: NA
☐ Commercial: Sq.ft. NA Acres NA Employees NA ☐ Mining: Mineral: NA
☐ Industrial: Sq.ft. NA Acres NA Employees NA ☐ Power: Type: NA Watts: NA
☐ Educational: NA ☐ Waste Treatment: Type: NA
☐ Recreational: NA ☐ Hazardous Waste: Type: NA
☐ Other: NA ☐ OCS-related: Type: NA

Funding (approx.): NA Federal \$ _____ State \$ _____ Total \$ _____

Project Issues Discussed in Document

☒ Aesthetic/Visual ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Agricultural Land ☐ Forest Land/Fire Hazard ☒ Septic Systems ☐ Water supply/groundwater
☐ Air Quality ☐ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☐ Archeological/Historical ☐ Minerals ☐ Soil erosion/compaction/grading ☐ Wildlife
☐ Coastal Zone ☐ Noise ☒ Solid Waste ☐ Growth Inducing
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Land Use
☐ Economic/Jobs ☒ Public Services/Facilities ☐ Traffic/Circulation ☒ Cumulative Effects
☐ Fiscal ☒ Recreation/Parks ☐ Vegetation ☐ Other _____

Present Land Use/Zoning/General Plan Designations: Residential Rural, Residential Rural /

Project Description: Request by Donna Grossnicklaus for a Vesting Tentative Tract Map to subdivide an existing 12.52-acre parcel into two parcels of 5.0 and 7.52 acres each for the purpose of sale and/or development. A single-family residence, barn, sheds, and associated improvements are located on proposed Parcel 1. A paved driveway and proposed 30' access easement is located on Parcel 2. The project will result in the estimated disturbance of 20,000 square feet. The division will not create any on site roads. The proposed project is within the Residential Rural land use category and is located at 1375 Nacimiento Lake Drive), approximately two miles northwest of the City of Paso Robles. The site is in the Adelaida (Rural) planning area.

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Reviewing Agencies Checklist

KEY

S = Document sent by lead agency

X = Document sent by SCH

SD = Suggested distribution

Resources Agency (CD)

Boating & Waterways

Coastal Commission

Coastal Conservancy

Colorado River Board

Conservation (CD)

SD Fish & GameSD Forestry & Fire Protection

Office of Historic Preservation

SD Parks & Recreation (CD)

Reclamation Board

S.F. Bay Conservation & Development Commission

SD Water Resources (DWR)

Business, Transportation & Housing

Aeronautics (CD)

California Highway Patrol

CALTRANS District #5 (CD)

Department of Transportation Planning(headquarters) (CD)

Housing & Community Development (CD)

Food & Agriculture (CD)

Health & Welfare

Health Services _____

State & Consumer Services

General Services

OLA (Schools) (CD)

Environmental Protection Agency

Air Resources Board (CD)

California Waste Management Board

SWRCB: Clean Water Grants

SWRCB: Delta Unit

SWRCB: Water Quality

SWRCB: Water Rights

Regional WQCB# _____ (Central Coast Region)

Youth & Adult Corrections

Corrections

Independent Commissions & Offices

Energy Commission

Native American Heritage Commission

Public Utilities Commission

Santa Monica Mountains Conservancy

State Lands Commission

Tahoe Regional Planning Agency

OTHER _____

Public Review Period (to be filled in by lead agency)

Starting Date August 11, 2005Ending Date September 9, 2005

Signature

*Melie Eliasor*Date August 2, 2005

Lead Agency (Complete if applicable): County of San Luis Obispo

Consulting Firm: N/A

Firm's Address: _____

City/State/Zip: _____

Contact: _____

Phone: _____

Applicant: Donna GrossnicklausAddress: 1375 Nacimiento Lake DriveCity/State/Zip: Paso Robles, CA 93446Phone: (805) 238-0720

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Grossnicklaus Tract Map ED04-086; SUB2004-00064 TRC2629

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation.
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Morro Group, Inc.
Prepared by (Print)

Shawn Satt
Signature

08/04/05
Date

Julie Eliason Julie Eliason
Reviewed by (Print) Signature

Ellen Carroll,
Environmental Coordinator
(for)

8-4-05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Donna Grossnicklaus for a Vesting Tentative Tract Map to subdivide an existing 12.52-acre parcel into two parcels of 5.0 and 7.52 acres each for the purpose of sale and/or development. A single-family residence, barn, sheds, and associated improvements are located on proposed Parcel 1. A paved driveway and proposed 30' access easement is located on Parcel 2. The project will result in the estimated disturbance of 20,000 square feet. The division will not create any on site roads. The proposed project is within the Residential Rural land use category and is located at 1375 Nacimiento Lake Drive), approximately two miles northwest of the City of Paso Robles. The site is in the Adelaida (Rural) planning area.

ASSESSOR PARCEL NUMBER(S): 026-261-036

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Adelaida, Rural

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None applicable

EXISTING USES: Single-family residence, barn, two sheds, access improvements

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Riparian vegetation, grasses, almond orchard, landscaped areas

PARCEL SIZE: 12.52 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural; single-family residence, fallow orchard	<i>East:</i> Residential Rural; Vacant
<i>South:</i> Residential Rural; single-family residence, vineyard	<i>West:</i> Agriculture; Undeveloped

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is an approximately 12.52 acre parcel located west of Nacimiento Lake Drive (refer to Figures 1 through 3). A single-family residence, barn, two sheds, and associated site and access improvements are located on proposed Parcel 1. A paved driveway provides existing parcel access from Nacimiento Lake Drive. Nacimiento Lake Drive is an officially designated scenic highway recognized by the State and a County candidate for designation as a Scenic Corridor. Open Space Policy (OSP) 25 from the County Agriculture and Open Space Element provides guidelines to protect scenic vistas within Scenic Corridors. Several guidelines of OSP 25 are applicable to the proposed project including: balancing scenic resource protection with biological resource protection, development screening, and exterior colors compatible with the existing landscape. The project parcel and surrounding area is characterized by nearly level to moderately sloping topography vegetated with fallow almond orchards and sparsely developed with single-family residences and associated developed areas. A vineyard is located to the southeast of the project site. The project site and surrounding similarly developed parcels are visible from Nacimiento Lake Drive.

Impact. The applicant is proposing to subdivide the project site into two parcels, approximately 7.51 and 5.0 acres each for the purpose of sale and/or development (refer to Figure 4). A vegetated drainage is located along the proposed property boundary and future development would be restricted by an established 100-foot buffer surrounding the drainage. A 30' access easement is proposed for the existing paved driveway to continue serving Parcel 1. Proposed Parcel 2 would support up to one primary residence and one secondary residence. Future development would be served by the existing access road. The proposed subdivision would be consistent with rural residential development patterns and would not significantly change the existing character of the area.

Mitigation/Conclusion. The applicant has agreed to submit a color and materials board and landscape plan upon application for development. The applicant would comply with OSP 25 by

designing structures with colors compatible with the surrounding natural landscape and screen development with native vegetation compatible with the surrounding area and vegetated drainage. The applicant is required to comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize glare and effects on night skies. Implementation of these measures would mitigate potential visual impacts to less than significant and are described in Exhibit B-Mitigation Summary Table.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site and surrounding area contain the remnants of an almond orchard. A dry-farm vineyard borders the project site to the southeast. The subject property and areas to the north, south, and east are designated Residential Rural. Remaining area west of the project is designated Agricultural. The soil types on the subject property and surrounding area are mapped as Sesame sandy loam and Pico fine sandy loam, considered Class II, IV (irrigated) and Class VI (non-irrigated) by the Natural Resource Conservation Service. The project site contains an almond orchard, which is fallow and not in production. Although the project site contains potential Class II soils, the site is within the Residential Rural land use category and bordered by lands in the Agriculture land use category, which would remain agriculturally viable for future crop production.

Impact. Implementation of the proposed project would result in residential development within the Residential Rural land use category, adjacent to agricultural uses and areas within the Agricultural land use category. Surrounding current and potential agricultural uses include vineyards and other dry farm crops. A potentially significant impact to agricultural resources could occur as a result of conflict between adjacent existing or future dry-farm agricultural operations and future residential development on the proposed parcels. Placement of residences in close proximity to adjacent agricultural operations could potentially expose future residents to intensive agricultural practices such as pesticide use, dust, and traffic noise and may limit the agricultural land's ability to remain commercially viable. The project was referred to the Agricultural Commissioner's office for review. The Agricultural Commissioner's office identified measures to ensure less than significant impacts occur to agricultural resources and/or operations in association with the proposed project (Lynda L. Auchinachie; February 10, 2005). The proposed project would not impact existing vineyard operations south of the project site due to parcel configuration and existing site access location.

Mitigation/Conclusion. The Agricultural Commissioner has recommended measures that would be incorporated into the proposed project including: an agricultural buffer of 150 feet from potential future agricultural uses on adjacent agriculturally zoned land to protect agricultural resources as well as future residents, and disclosure of the county's right to farm ordinance. The buffer would result in an approximately 130-foot buffer along the western property line and a 150-foot buffer from the southeastern property line (refer to Figure 4). These measures, as described in Exhibit B-Mitigation Summary Table, would minimize the future conflict and reduce the potential impact to agricultural

resources. Based on the above discussion and implementation of mitigation measures, impacts to agricultural resources would be reduced to insignificance.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Based on the latest annual air monitoring station information (per the County's Annual Resource Summary Report, 2004), unacceptable PM10 levels were exceeded once in 2003 at the Paso Robles monitoring station, which is down from the past three years (two exceedances per year). Ozone levels were exceeded once in 2003 at the Paso Robles monitoring station, after three years with no exceedances. The County has maintained attainment status for ozone.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) and implementation of Clean Air Plan (CAP) goals have helped reduce the formation of ozone.

The proposed parcel split would allow for the future construction of one primary and one secondary single-family residence on a 5-acre parcel and a secondary residence on a 7.52 acre parcel. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project was referred to APCD and although the agency does not support fracturing of rural lands and residential development removed from employment and commercial services, potential impacts are below emissions significance thresholds (Corinne Rosenblum; August 26, 2004).

The Clean Air Plan includes land use management strategies to guide decision-makers on land use approaches that result in improved air quality. This development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. Given the smaller number of

potential new residences, individually the impacts are expected to be less than significant. Cumulatively, it is unknown if this will be a significant contribution to air quality degradation for the area (and should be looked at carefully in the Update EIR).

Mitigation/Conclusion. Based on the above discussion, and lack of significant air quality impacts, no mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Impact wetland or riparian habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed parcel property line is delineated by a vegetated drainage that connects to Mustard Creek, a tributary to the Salinas River. The vegetated drainage supports native trees and shrubs, and is culverted at the northern and southern property boundaries. An existing access road crosses the drainage via a culvert. Although the site is within a vernal pool region, the terrain is nearly level, the project site is devoid of depressions or varied vegetation and the potential for vernal pool habitat is low. This was verified during a site visit by the County biologist on August 26, 2004. The project site is not located within the San Joaquin kit fox (*Vulpes macrotis mutica*) habitat range.

Impact. Based on the project's location outside of the San Joaquin kit fox habitat boundary, no impacts to San Joaquin kit fox or its habitat would occur. Implementation of the proposed project could remove riparian vegetation or result in sedimentation of the drainage if future building envelopes are located in close proximity to the drainage.

Mitigation/Conclusion. Based on the size of proposed parcels, an established setback along the drainage would adequately protect the creek habitat from human disturbance, including, but not limited to construction activities, grading, vegetation removal, grazing, and degradation of water quality. A one hundred-foot setback from the center of the existing blue-line stream is required for all new structures, new grading, removal of existing riparian vegetation, and removal of native trees and shrubs for proposed Parcel 1 and Parcel 2. Maintenance of the existing creek crossings and access, replacement of existing structures, and maintenance of the existing agricultural use would be allowed within the setback. These mitigation measures are described in Exhibit B, Mitigation Summary Table. Based on implementation of these measures, impacts to biological resources would be less than significant.

5. CULTURAL RESOURCES -*Will the project:*Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

- a) *Disturb pre-historic resources?*
- b) *Disturb historic resources?*
- c) *Disturb paleontological resources?*
- d) *Other _____*

☐☐☒☐☐☐☒☐☐☐☒☐☐☐☐☐

Setting/Impact. The project is located in an area historically occupied by the Obispeno Chumash and Southern Salinan. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation (rock outcrops, continuous water presence). Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -*Will the project:*Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

- a) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*
- b) *Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?*
- c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*
- d) *Change rates of soil absorption, or amount or direction of surface runoff?*
- e) *Include structures located on expansive soils?*

☐☐☒☐☐☐☒☐☐☐☒☐☐☐☒☐☐☐☒☐

6. GEOLOGY AND SOILS -*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the project site is nearly level to gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. Although no active faulting is known to exist on the project site, a potential capable fault line is located 0.50 mile east of the site. The project is not within a known area containing serpentine rock. There is no evidence that measures above what will already be required by ordinance or code are necessary.

Drainage. The drainage on the project site is a tributary to Mustard Creek, which is located approximately 0.6 mile northwest of the project site. The project site is located outside of the 100-year Flood Hazard designation. Based on the NRCS soil survey, the soil type mapped for the project site is not well to moderately drained. A 100-foot buffer from the riparian corridor, as specified in Section 4, Biological Resources would provide adequate protection for the existing drainage (refer to Exhibit B). No additional specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types mapped for the project site include Sesame sandy loam and Pico fine sandy loam. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and low shrink-swell characteristics. Based on the topography and soil characteristics of the project site, no specific measures above what will already be required by ordinance or code are considered necessary.

Mitigation/Conclusion. Based on the discussion above and implementation of mitigation measures and standard requirements, impacts would be less than significant and no additional mitigation is required.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. The project is within a moderate severity risk for fire and is located approximately ten to fifteen minutes from the closest CDF/San Luis Obispo County Fire Station. The applicant is required to comply with all fire safety rules and regulations including access road and driveway specifications, water storage facilities for existing and future structures, and fuel modification for fire prevention purposes (Chad T. Zrelak; October 1, 2004).

Mitigation/Conclusion. Based on the above discussion, compliance with fire safety rules and regulations, and implementation of required measures, no impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The site is approximately 400 feet west of Nacimiento Lake Drive. The topography between the roadway and the site consists of a nearly level to gently sloping topography vegetated with grasses and a fallow almond orchard. The site is outside of the 60 Ldn noise contour for Nacimiento Lake Drive, and the proposed project would not generate or be exposed to significant stationary or transportation-related noise sources.

Mitigation/Conclusion. No noise impacts are anticipated and no specific mitigation measures are necessary.

9. POPULATION/HOUSING -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. In addition, Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

Implementation of the proposed parcel map would result in the construction of up to three new residences (one primary and two secondary) in the Residential Rural land use category. The future development would not displace existing housing or people, or use a substantial amount of fuel or energy to construct and maintain.

Mitigation/Conclusion. Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is served by the California Department of Forestry and the County Sheriff as the primary emergency responders. The closest CDF fire station is the Paso Robles 1 Fire Station, located approximately five miles from the proposed project. The closest Sheriff substation is in Templeton, located approximately nine miles from the proposed project site. The project site is located within the Paso Robles Joint Unified School District. This proposed project, along with numerous others in the area would have a cumulative effect on police/sheriff and fire protection, and schools.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to reduce the cumulative impact to a level of insignificance. No additional mitigation measures are necessary.

11. RECREATION - Will the project:

	Potentially Significant	Impact can be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a future trail on the proposed project site. Implementation of the proposed tract map and future build-out and occupation of a new residence would contribute to the cumulative demand for recreational resources in San Luis Obispo County.

Mitigation/Conclusion. In order to offset the cumulative demand for recreational resources, the applicant would be required to pay Quimby and Building Division fees (refer to Exhibit B-Mitigation Summary Table). No additional mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*

	Potentially Significant	Impact & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The existing development (and project site) is accessed via a paved private access road west of Nacimiento Lake Drive (State Road G-14). Nacimiento Lake Drive is an arterial road primarily used by landowners and occupants in the immediate area, and recreational lake users. This road is operating at an acceptable level of service.

Impact. Future development of one single-family residence and one secondary residence is estimated to generate a total of sixteen (16) daily vehicle trips or ten primary residence trips and six secondary residence trips (Institute of Traffic Engineers). This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety. The land division would not create any new access roads or intersections with Nacimiento Lake Road (State Road G-14). Implementation of the proposed project would contribute to the cumulative use of this road.

Mitigation/Conclusion. The California Department of Transportation (Caltrans) requires payment of road fees to offset the cumulative impact of additional trips on Nacimiento Lake Road (State Road G-14) (Mike Goodwin; September 13, 2004). No road improvements are required; however, the applicant is required to provide road names for all onsite roads prior to recordation of the final map (Larry W. Kelly; August 19, 2004). Refer to Exhibit B-Mitigation Summary Table. Based on the above discussion, payment of required fees, and establishment of road names, impacts to transportation or circulation would be less than significant.

13. WASTEWATER - Will the project:	Potentially Significant	Impact & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Future development of the proposed additional parcel would include the installation of an on-site individual wastewater system. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil types where the on-site wastewater system will be placed are Sesame sandy loam and Pico fine sandy loam. Based on the NRCS Soil Survey, the main limitations of this soil for wastewater effluent include:

Shallow Depth to Bedrock. There may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep slopes. This characteristic indicates that portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface. The proposed project site does not contain steep slopes and is not located near any steep slopes, therefore this characteristic is not applicable to the proposed project site.

The proposed project was referred to County Environmental Health Department and it was determined that individual wastewater systems, designed and constructed to meet County and State requirements, would be adequate to serve the proposed parcels (Laurie Salo; May 19, 2004). Additional information is required prior to recordation of the final map.

Mitigation/Conclusion. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of building permits, such as soil borings at leach line locations, to show that there will be adequate separation (refer to Exhibit B). In addition, future development shall comply with standard regulations, including a 100-foot setback from drainage courses. In addition, leach lines shall be located at least 100 feet from any private well and at least 200 feet from any community public well.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Water Usage. The project site is served by individual wells for water supply. Per the County Annual Resource Summary Report (2004), no level of severity has been established for the underlying groundwater basin. Based on the presence of surface water in the region, there is evidence of adequate groundwater.

Surface Water. The topography of the project site and surrounding area is nearly level to gently sloping. New grading/construction could result in sedimentation of the onsite drainage (soils have moderate erodibility). However, the proposed parcel split would include a 100-foot no-build buffer from the existing on-site drainage and is not anticipated to significantly impact surface water resources (refer to Section 4, Biological Resources and Exhibit B-Mitigation Summary Table). No impacts to surface water are anticipated and no additional mitigation measures above what would be required by ordinance or code are necessary.

Water Usage. The project proposes to use an on-site well as its water source. As proposed, the project will potentially result in two new parcels, which would allow for a primary and secondary residence on each lot. As shown below, a reasonable "worst case" indoor water usage would likely be about 2.36 acre-feet/year (afy):

$$2 \text{ residential lots (w/ primary \& secondary (or } 0.85 \text{ afy} + 0.33 \text{ afy))} \times 2 \text{ lots} = 2.36 \text{ afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide'" (Aug., 1989)

The County Environmental Health Division requires adequate documentation for evidence of on-site water for existing and proposed residential parcels.

Mitigation/Conclusion

Water Usage. Prior to recordation of the final map, the applicant is required to submit a well completion report, well pump test, and full water quality testing for each well (Laurie Salo; August 18, 2004). Refer to Exhibit B-Mitigation Summary Table. Implementation of this measure would identify adequate water supply, and no additional measures are required.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Adelaida Area Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF, Public Works, Environmental Health). The project is not within or adjacent to a Habitat Conservation Plan area. The proposed project is consistent or compatible with the surrounding uses because the parcel split and future construction of one single-family residence and one secondary residence on a 5-acre parcel would be an allowed use consistent with land use patterns on adjacent parcels and applicable standards.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?* ☐ ☐ ☒ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)* ☐ ☒ ☐ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input checked="" type="checkbox"/>	County Addressing	Attached
<input checked="" type="checkbox"/>	Heritage Ranch Community Service District	In File**
<input checked="" type="checkbox"/>	Other <u>Southern California Gas</u>	In File**
<input checked="" type="checkbox"/>	Other <u>Monterey Water Resources Agency</u>	In File**

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
 - ☒ Agriculture & Open Space Element
 - ☒ Energy Element
 - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
 - ☒ Housing Element
 - ☒ Noise Element
 - ☐ Parks & Recreation Element
 - ☒ Safety Element
- ☒ Land Use Ordinance
- ☒ Real Property Division Ordinance
- ☒ Trails Plan
- ☐ Solid Waste Management Plan

☒ Adelaida Area Plan and Update EIR

☐ Circulation Study

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other _____

Exhibit B - Mitigation Summary Table**Aesthetics**

- VR-1 Prior to issuance of building permits,** the applicant shall submit a colors and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.
- VR-2 Prior to issuance of building permits,** a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.
- VR-3 Prior to final inspection,** the project shall comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize glare and effects on night skies

Agricultural Resources

- AG-1 Prior to recordation of final map,** the applicant shall submit a second map sheet showing a buffer area along the western property boundary of approximately 130 feet, or 150 feet from potential future dry farm agricultural uses, as shown on Figure 4. No structures used for human habitation shall be permitted in the buffer area. All subsequent building permits shall show these buffers, as applicable.
- AG-2 Prior to issuance of grading and/or construction permit,** the applicant shall be required to enter into and record a covenant and agreement in a form approved by County Counsel, which discloses to prospective buyers of all parcels the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to dust, noise, odors, and agricultural chemicals and the County/s right to Farm Ordinance currently in effect at the time said deed(s) are recorded.

Biological Resources

- BR-1 Prior to recordation of the final map,** the applicant shall submit a second map sheet showing a setback for all new buildings and structures of one hundred feet from the center of the existing blue-line stream for proposed Parcel 1 and Parcel 2. The following shall not occur within the established setbacks:
- Additional removal of native trees and shrubs,
 - New grading,
 - Construction activities,
 - Removal of existing riparian vegetation,
 - Expanded structures, and,
 - New structures.
- The following shall be allowed within the established setbacks:
- Maintenance of the existing creek crossings and access,
 - Replacement of existing structures,
 - Maintenance of the existing agricultural use.

Recreation

- R-1 Prior to recordation of final map,** the applicant shall pay all applicable Quimby and Building Division Fees.

Traffic/Circulation

- TR-1 Prior to recordation of the final map**, the applicant shall enter into an agreement with the County, in a form acceptable to the County Counsel, whereby the applicant agrees on behalf of herself and her successors in interest, to pay to the County a fee of three thousand seven hundred fifty three dollars (\$3,753.00) per residential unit plus an inflation adjustment based upon the Cal Trans Construction Cost Index rate per year, to be paid for each residential unit at the time of issuance of a building permit. The fees collected are to be used for any or all of the road or other improvements that are listed in the Oak Shores II Final Environmental Impact Report, prepared and circulated in 1984.
- TR-2 Prior to recordation of the final map**, the applicant shall provide road names to the satisfaction of the County for the two roads bordering the project site to the south and west.

Wastewater

- WW-1 Prior to recordation of the final map**, the applicant shall provide additional information, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock for future residential development.
- WW-2 Prior to issuance of construction/grading permits**, the applicant shall provide evidence that leach lines are located at least 100 feet from any private well and at least 200 feet from any community/public well.

Water

- W-1 Prior to recordation of the map**, a well completion report, well pump test, and full water quality testing would be required for each well serving the proposed parcels.

**DEVELOPER'S STATEMENT FOR
GROSSNICKLAUS PARCEL MAP; SUB-2004-00064**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AESTHETICS

VR-1 Prior to issuance of building permits, the applicant shall submit a colors and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.

Monitoring: The Department of Planning and Building shall verify compliance.

VR-2 Prior to issuance of building permits, a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.

Monitoring: The Department of Planning and Building shall verify compliance.

VR-3 Prior to final inspection, the project shall comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize glare and effects on night skies.

Monitoring: The Department of Planning and Building shall verify compliance.

AGRICULTURE

AG-1 Prior to recordation of final map, the applicant shall submit a second map sheet showing a buffer area along the western property boundary of approximately 130 feet, or 150 feet from existing and/or potential future dry farm agricultural uses, as shown on Figure 4. No structures used for human habitation shall be permitted in the buffer area.

All subsequent building permits shall show these buffers, as applicable.

Monitoring: The Department of Planning and Building shall review and approve agricultural buffer.

AG-2 Prior to issuance of grading and/or construction permit, the applicant shall be required to enter into and record a covenant and agreement in a form approved by County Counsel, which discloses to prospective buyers of all parcels the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to dust, noise, odors, and agricultural chemicals and the County/s right to Farm Ordinance currently in effect at the time said deed(s) are recorded.

Monitoring: The Department of Planning and Building in consultation with the Agriculture Department shall verify compliance

BIOLOGICAL RESOURCES

BR-1 Prior to recordation of the final map, the applicant shall submit a second map sheet showing a setback for all new buildings and structures of one hundred feet from the center of the existing blue-line stream for proposed Parcel 1 and Parcel 2. The following shall **not** occur within the established setbacks:

- a. Additional removal of native trees and shrubs,
- b. New grading,
- c. Construction activities,
- d. Removal of existing riparian vegetation,
- e. Expanded structures, and,
- f. New structures.

The following shall be allowed within the established setbacks:

- a. Maintenance of the existing creek crossings and access,
- b. Replacement of existing structures,
- c. Maintenance of the existing agricultural use.

Monitoring: The Department of Planning and Building shall verify compliance.

RECREATION

R-1 Prior to recordation of final map, the applicant shall pay all applicable Quimby and Building Division Fees.

Monitoring: The Department of Planning and Building in consultation with the Parks Division shall verify compliance.

TRAFFIC/CIRCULATION

TR-1 Prior to recordation of the final map, the applicant shall enter into an agreement with the County, in a form acceptable to the County Counsel, whereby the applicant agrees on behalf of herself and her successors in interest, to pay to the County a fee of three thousand seven hundred fifty three dollars (\$3,753.00) per residential unit plus an inflation adjustment based upon the Cal Trans Construction Cost Index rate per year, to be paid for each residential unit at the time of issuance of a building permit. The fees collected are to be used for any or all of the road or other improvements that are listed in the Oak Shores II Final Environmental Impact Report, prepared and circulated in 1984.

Monitoring: The Department of Planning and Building in consultation with the Caltrans will verify compliance.

WASTEWATER

WW-1 Prior to recordation of the final map, the applicant shall provide additional information, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock for future residential development.

WW-2 Prior to issuance of construction/grading permits, the applicant shall provide evidence that leach lines are located at least 100 feet from any private well and at least 200 feet from any community/public well.

Monitoring: The Department of Planning and Building in consultation with the Environmental Health Division will verify compliance.

WATER

W-1 Prior to recordation of the map, a well completion report, well pump test, and full water quality testing would be required for each well serving the proposed parcels.

Monitoring: The Department of Planning and Building in consultation with the Environmental Health Division will verify compliance.

JUL-19-2005 15:22

P.03

Environmental Determination ED04-086

Date: June 24, 2005

4-49

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Donna Grossnicklaus

Signature of Owner(s)

July 19, 2005

Date

Donna Grossnicklaus

Name (Print)

4-50

15



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

AUG 17 2004

VICTOR HOLANDA, AICP
DIRECTOR

COUNTY OF SAN LUIS OBISPO
THIS IS A NEW PROJECT REFERRAL

DATE:

8/17/04

FROM

PW

FROM

North Co. Team

(Please direct response to the above)

GROSSNICKLAUS

SUB2004-00064

Project Name and Number

Development Review Section (Phone: 781-788-2009) ()

PROJECT DESCRIPTION: Tract map. Split 12.52^{Acres} into 2 parcels
1) 5-acre parcel & 1) 7.52-acre parcel. Located
on Macimiento Lake Drive, in Paso Robles. APN 026-
261-036. W of Hwy. 101. See enclosed materials.

Return this letter with your comments attached no later than:

8/31/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

?

YES

(Please go on to Part II)

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

?

NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

No Title Report. Recommend Approval - Sticks Attached.

Add a condition to Pay G-14 Road Fees (CO 00-0236 can be used for
working).

13 SEP 2004
Date

Goodwin
Name

5252
Phone



4-51 JJE 04030
County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

August 18, 2004

Vaughan Surveys, Inc.
1101 Riverside Avenue
Paso Robles, CA 93446

ATTN: SARAH BARNES
RE: TENTATIVE TRACT MAP 2629/APN 026,261,036 (Grossnicklaus)

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of existing on-site water. Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for final recordation. Adequate documentation will include the well completion report, the well capacity (pump test) and full water quality testing, not more than five years old, prior to final recordation.

Wastewater Disposal

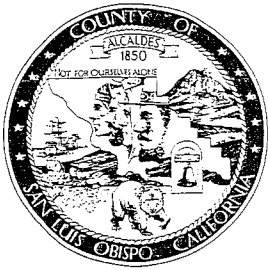
Individual wastewater disposal systems currently serve a residence on each proposed parcel. These systems should continue to adequately serve the existing facilities.

TRACT 2629 is approved for Environmental Health subdivision map processing.

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning
Paul & Donna Grossnicklaus, Owners

4-52



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: February 10, 2005
TO: Julie Eliason, Environmental Resource Specialist
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Grossnicklaus Tract Map SUB2004-00064 (0937) revised

SLO CO PLANNING & BLDG.

15 2005

RECEIVED

Summary

The Agriculture Department's review finds that the proposal to subdivide a 12.50-acre project site into two parcels ranging in size from approximately five acres to seven acres within the Residential Rural land use category would result in **less than significant impacts** to agricultural resources or operations with the incorporation of the following mitigation measures into the project.

Recommended Mitigation Measures

1. Future residential development on proposed Parcel 1 should be located at least 150 feet from potential crop production to reduce potential conflicts with such agricultural activities. A buffer of 130 feet from the parcel's western property line is recommended.
2. Provide supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities, hours of operation, and the county's Right-to-Farm Ordinance. Disclosure that additional agricultural production may occur to the west should also be included.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

A. Project Description and Agricultural Setting

The applicant is requesting to subdivide a 12.50-acre project site into two parcels ranging in size from approximately five acres to seven acres within the Residential Rural land use category. The project site is located off Nacimiento Lake Drive, approximately 2.5 miles northwest of the city of Paso Robles. The project site is developed with a primary residence and accessory structures and is surrounded by properties within the Residential Rural land use category to the north, south and east. Agriculturally zoned land is located to the west.

A vineyard is located on the property to the south. The project site and other adjacent parcels contain remnant dry farm almond orchards. The agriculturally zoned property adjacent to the project site is not actively maintained but does consist of soils and topography that could support vineyard or other dry farm crops.

B. Impacts to Adjacent Agricultural Lands

One of the primary goals of the Agriculture and Open Space Element is to ensure the long-term viability of agricultural resources and operations. Part of the land use review process is to identify potential land use conflicts between proposed development and existing production agriculture.

The project site has minimal interface with the vineyard to the south because of the existing parcel configuration. A primary residence is already located on proposed Parcel 2. It appears a secondary residence could be built on the proposed parcel. The Land Use Ordinance requires a secondary dwelling unit to be within 250 feet of the primary residence. This restriction would provide adequate buffering from the existing vineyard towards the southeastern portion of the property.

Proposed Parcel 1 is adjacent to agriculturally zoned property. The property currently supports remnants of a dry farm almond orchard and has the potential to be developed with dry farm vineyards, similar to what has occurred throughout the area. Potential agricultural uses are considered when evaluating a project's impacts and requirements for buffers. Development of residences on proposed Parcel 1 could be incompatible with future vineyards or other dry farm activities because of noise associated with the operation, truck traffic, dust and legal pesticide use. The buffer range for dry farm vineyards/orchards ranges from 100-200 feet. It is recommended that future residential development on proposed Parcel 1 should be located at least 150 feet from potential crop production to reduce potential conflicts with such agricultural activities. This would result in habitable structures being located 130 feet from the parcel's western property line.

4-54

Grossnicklaus Tract Map

February 10, 2005

Page 3

C. Recommended Mitigation Measures

1. Future residential development on proposed Parcel 1 should be located at least 150 feet from potential crop production to reduce potential conflicts with such agricultural activities. A buffer of 130 feet from the parcel's western property line is recommended.
2. Provide supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities, hours of operation, and the county's Right-to-Farm Ordinance. Disclosure that additional agricultural production may occur to the west should also be included.

If we can be of further assistance, please call 781-5914.

JJE

4-55



AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

DATE: August 26, 2004

TO: North County Team
San Luis Obispo County Department of Planning and Building

FROM: Corinne Rosenblum *CNR*
San Luis Obispo County Air Pollution Control District

SUBJECT: Parcel Split off Nacimiento Lake Drive; Grossnicklaus Project SUB2004-00064

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project to divide APN # 026-261-036 off Nacimiento Lake Drive in Paso Robles into two lots. This parcel split would result in one 5 acre parcel and one 7.52 acre parcel.

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. The following are APCD comments that are pertinent to this project.

This project, like many others, falls below our emissions significance thresholds and is therefore unlikely to trigger a finding of significant air quality impacts requiring mitigation. However, we are concerned with the cumulative effects resulting from the ongoing fracturing of rural lands and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency on private auto use as the only means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the CAP (Clean Air Plan), which promotes the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve line be retained as open space, agriculture and very low-density residential development (20 acre or larger parcel).

The District understands that under the County's Land Use Ordinance, parcels within the Residential Suburban category can be subdivided to a minimum lot size of one acre. We also recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural and physical resources and infrastructure that cannot be easily mitigated. We do not support this type of development.

4-56

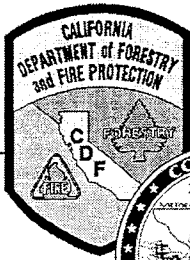
Parcel Split off Nacimiento Lake Drive
August 26, 2004
Page 2 of 2

If this project continues to move forward against our recommendation, the project proponent shall contact the APCD regarding local, state, and federal air quality regulations (e.g., Developmental Burning, Demolition, and Naturally Occurring Asbestos) brought on by construction and operational activities.

Thank you for the opportunity to comment on this project. Please call me at 781-5912 if you have any questions or concerns regarding our recommendation.

CMR/AJM/sll

h:\ois\plan\response\2278-2.doc



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

October 1, 2004

North County Team
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2004-00064 (Grossnicklaus)

Dear North County Team,

I have reviewed the referral for the parcel map plans for the proposed (5 acre and 7.52 acre) two parcel subdivision project located at 1375 Nacimiento Lake Drive, Paso Robles, CA. This project is located approximately 10 to 15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - Parcels less than 1 acres 800 feet
 - Parcels 1 acre to 4.99 acres 1320 feet
 - Parcels 5 acres to 19.99 acres 2640 feet
 - Parcels 20 acres or larger 5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.

4-58

- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Chad T. Zrelak

cc: Grossnicklaus
Vaughan Surveys, Inc.

4-59

15



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 8/17/04

TO: File Julie Eliason

FROM: North Co. Team
(Please direct response to the above)

GROSSNICKLAUS
SUB2004-00064
Project Name and Number

Development Review Section (Phone: 781-788-2009) ()

PROJECT DESCRIPTION: Tract map. Split 12.52^{ACRES} into 2 parcels
1) 5-acre parcel & 1) 7.52-acre parcel. Located
on Nacimiento Lake Drive, in Paso Robles. APN 026-
261-036. W of Hwy. 101. See enclosed materials.

Return this letter with your comments attached no later than: 8/31/04 - 9/3/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

See MAP CO 00-236

File 5000062P

Date

8/19/2004

Name

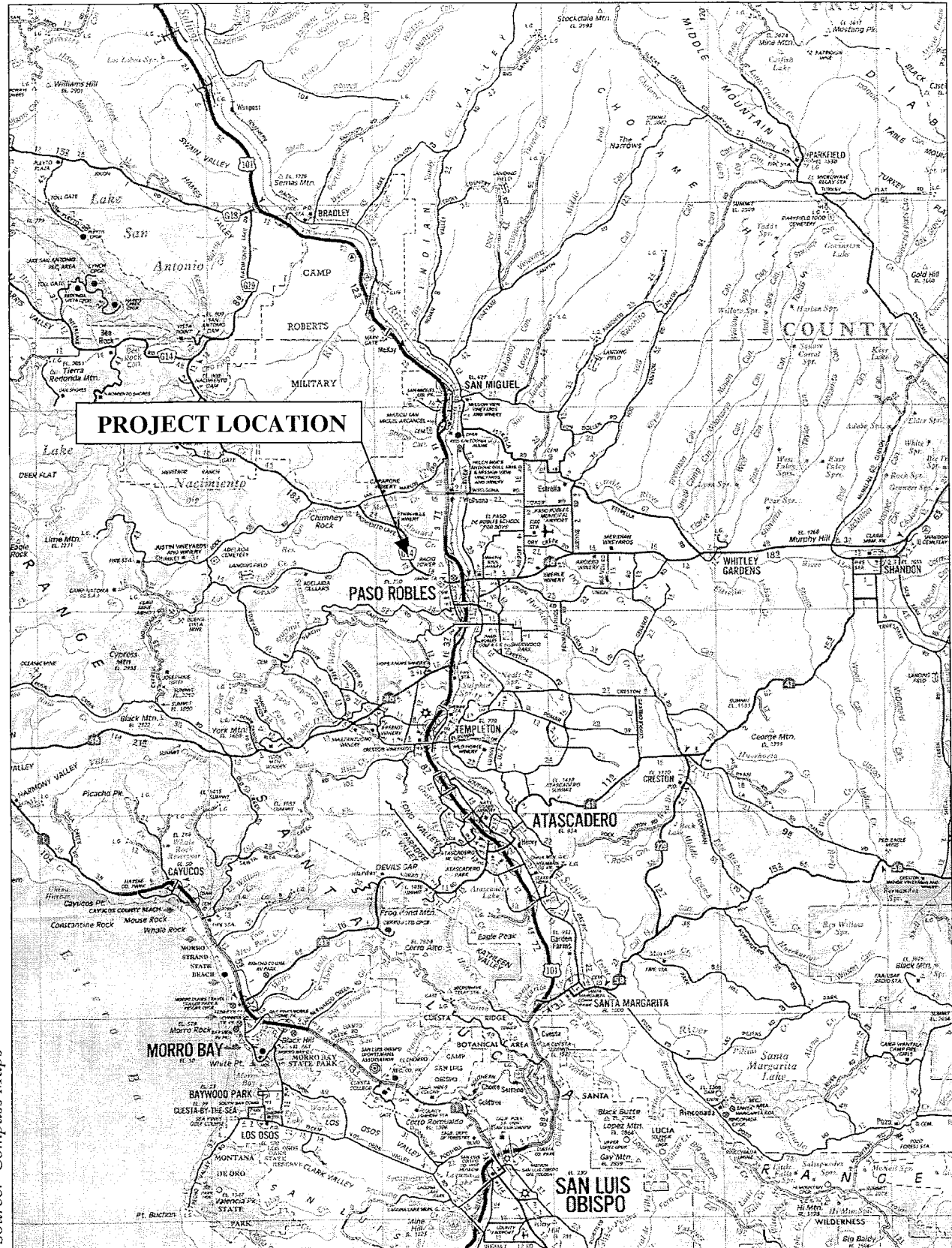
Jamie Kelly

Phone

781-5729

Need two READ NAMES
REQ AS conditions of approval.

4-60



Source: Compass Maps

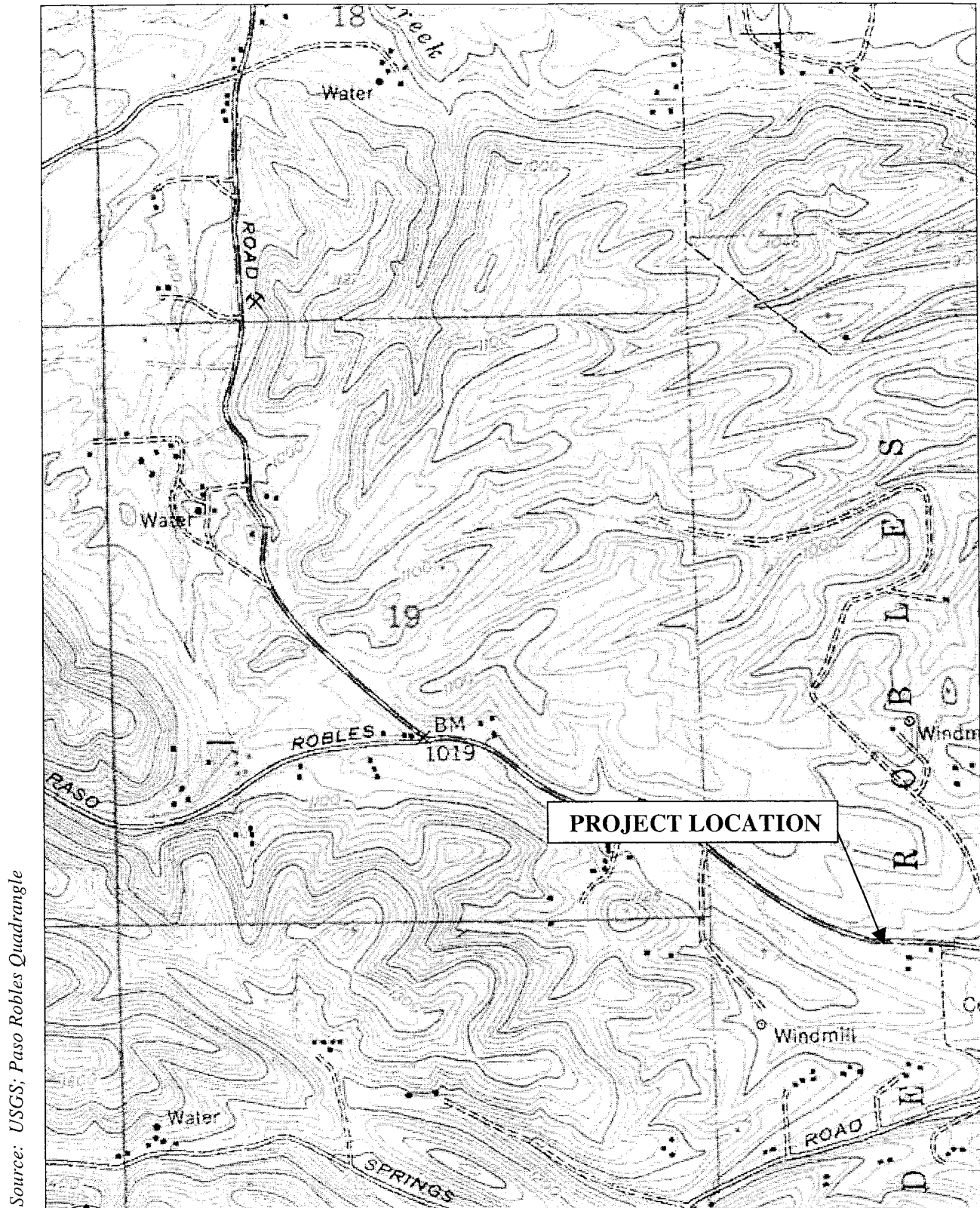


NORTH

Not to Scale

Morro Group, Inc.

VICINITY MAP
FIGURE 1



Source: USGS; Paso Robles Quadrangle

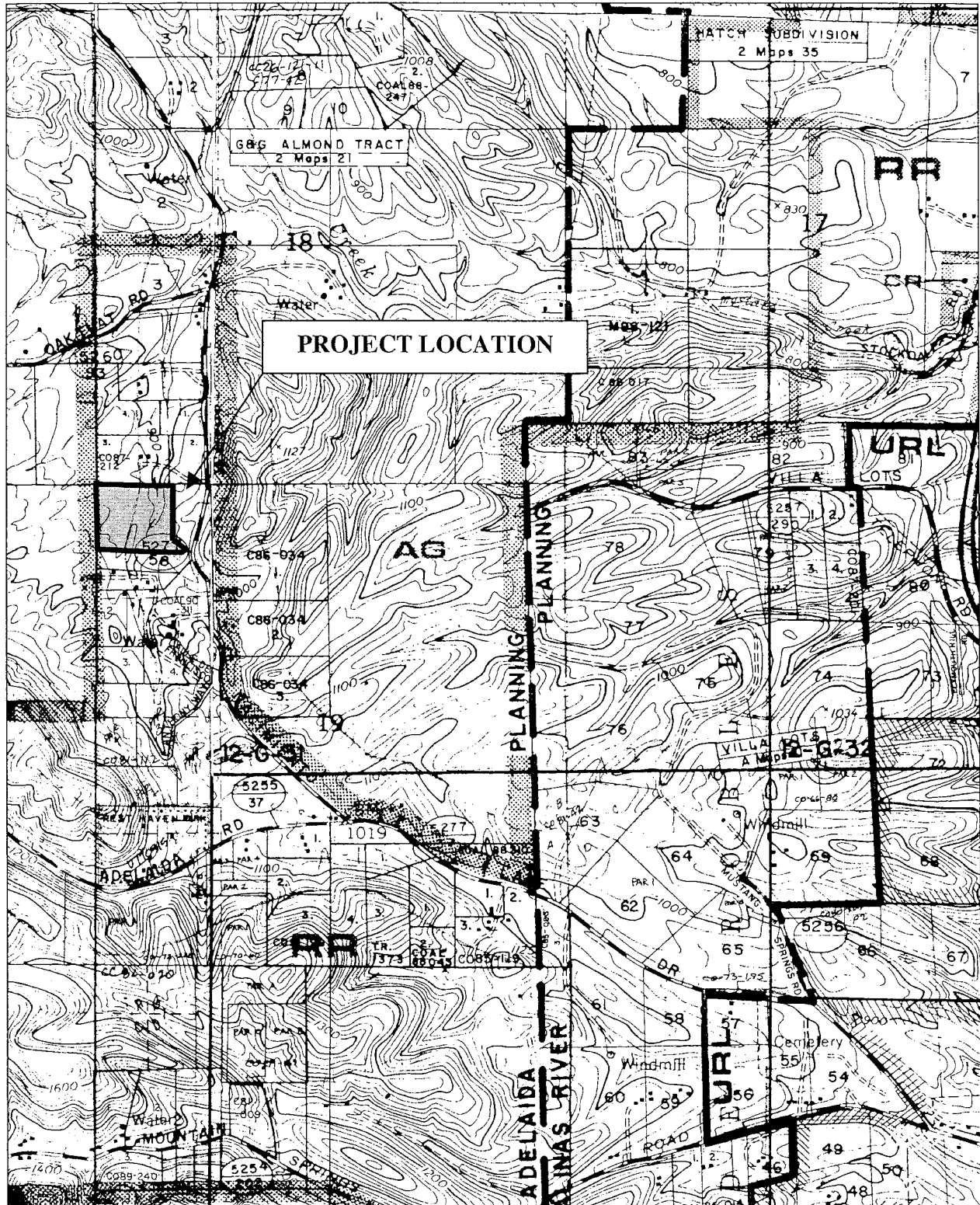


NORTH
Not to Scale

Morro Group, Inc.

USGS MAP
FIGURE 2

4-62



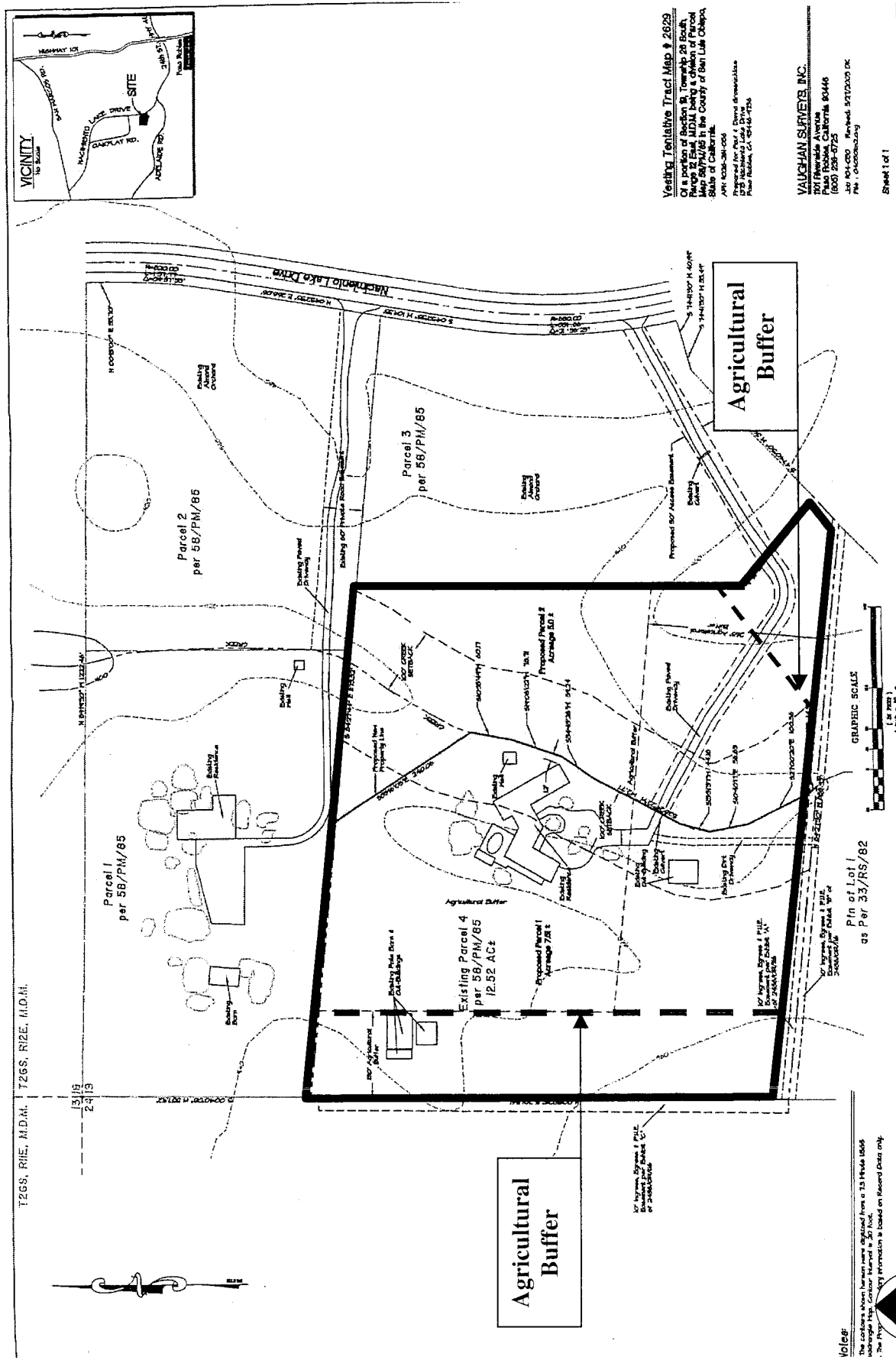
Source: County of San Luis Obispo



NORTH
Not to Scale

LAND USE CATEGORY MAP
FIGURE 3

4-63



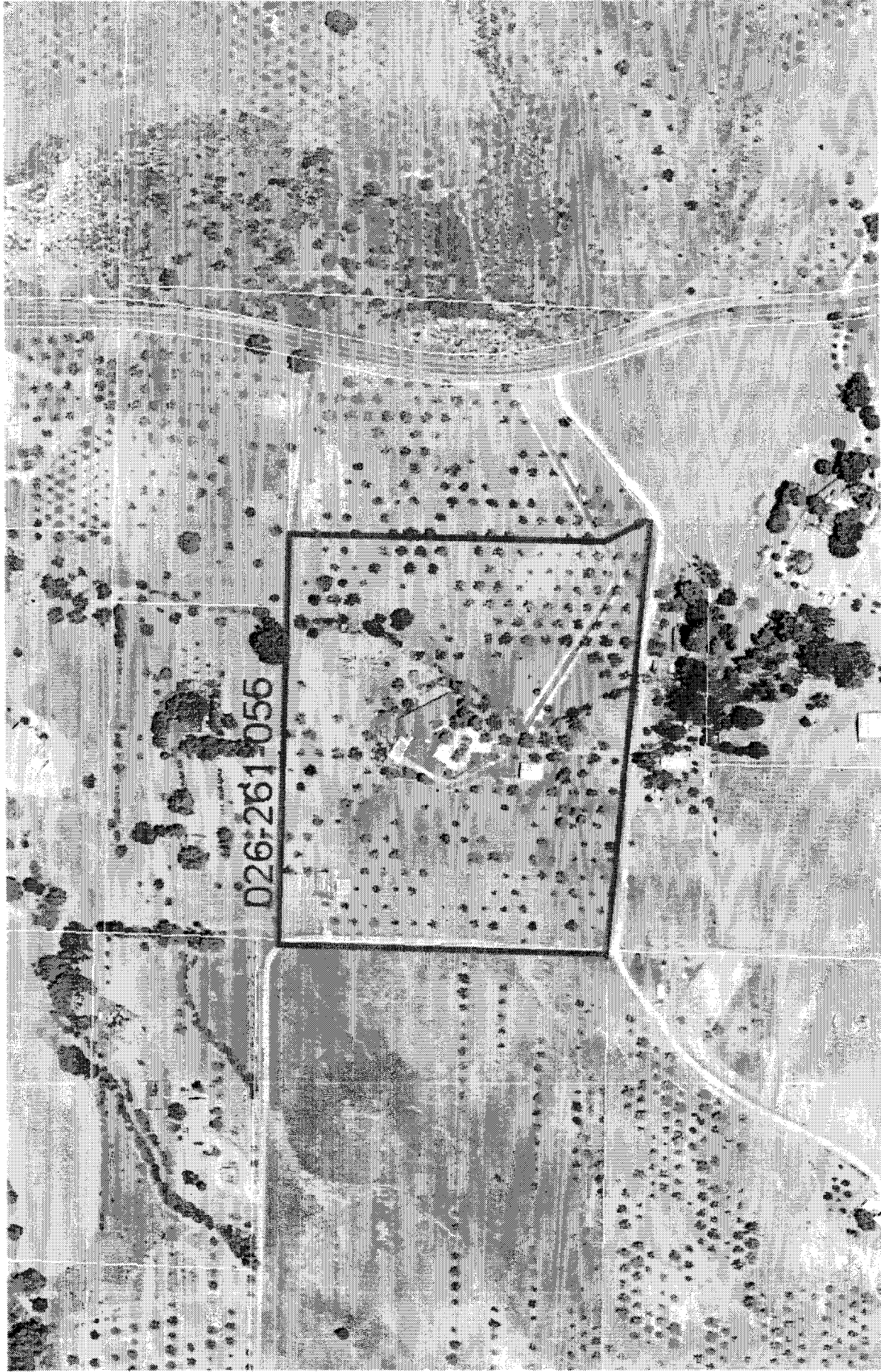
PARCEL MAP
FIGURE 4

NORTH
Not to Scale

Morro Group, Inc.

Source: Vaughan Surveys, Inc.

4-64



PROJECT

Grossnicklaus Tract Map
SUB2004-00064 TR2629

EXHIBIT

Site Plan

